



PROJECT NUMBER **HEARING DATE**
 2018-003320-(2) April 28, 2026

REQUESTED ENTITLEMENT
 Nonconforming Review (“NCR”) No.
 RPPL2018005166

PROJECT SUMMARY

OWNER / APPLICANT

Heung K. Park, Owner and Applicant

MAP/EXHIBIT DATE

September 27, 2018

PROJECT OVERVIEW

The Project is the continued operation and maintenance of an existing nonconforming neighborhood market, known as Star Market, which is approximately 1,086 square feet in size within a single-story building with an attached single-family residential unit. There is a detached single-family residential unit on the same property. The market currently sells essential groceries, including soft drinks, pre-packaged snacks, canned goods, paper goods, school supplies, household items and cleaning products, condiments, and alcoholic beverages (beer and wine) for off-site consumption pursuant to a “deemed-approved” status. The hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. on Sunday. There are six vehicle parking spaces on-site for the residents. No changes or expansions are proposed. The continued operation and maintenance of the market was previously authorized by NCR 03-006.

LOCATION

1258 E 68th Street, Florence-Firestone

ACCESS

Hooper Avenue and East 68th Street

ASSESSORS PARCEL NUMBER

6010-010-016

SITE AREA

0.13 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Compton-Florence

PLANNING AREA

Metro

LAND USE DESIGNATION

H18 (Residential 18)

ZONE*

R-3 (Limited Density Multiple Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT*

Florence-Firestone Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Current Section 22.222.200 (Findings and Decision)
 - Former Section 22.56.1550 (Nonconforming Uses, Buildings and Structures)
 - Former Sections 22.20.300 – 22.20.330 (Development Standards for R-3 Zone)
 - Former Section 22.44.138 (Florence-Firestone Community Standards District)

CASE PLANNER:

Pauline Monroy

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*Note: The R-3 zoning was changed to SP (Specific Plan) R-3 (Limited Density Multiple Residence) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented Specific Plan, which repealed the Florence-Firestone Community Standards District. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete NCR application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on October 3, 2018.